

**PB# 83-50**

**New Wave Spa Center  
(Never Materialized)**

**71-1-64**

New Wave Spec

83-50

numeratized  
filed with  
Town Clerk's office  
6/28/84 ph

TOWN OF NEW WINDSOR		General Receipt		5165
555 Union Avenue New Windsor, N. Y. 12550		April 28 19 83		
Received of		Spa Development (new Wave Spa)		\$ 25 <sup>00</sup> / <sub>100</sub>
Twenty Five and 00/100				DOLLARS
For		application fee 83-50		
DISTRIBUTION				
FUND	CODE	AMOUNT		
\$25.00	Check			
#1080				
		By Pauline G. Townsend		E.C.
		Town Clerk		Title

TOWN OF NEW WINDSOR		General Receipt		5166
555 Union Avenue New Windsor, N. Y. 12550		April 28 19 83		
Received of		App. Dev. Co. (new Wave Spa)		\$ 75 <sup>00</sup> / <sub>100</sub>
Seventy Five and 00/100				DOLLARS
For		Balance of Site Plan 83-50		
DISTRIBUTION				
FUND	CODE	AMOUNT		
\$75.00	Check			
#1009				
		By Pauline G. Townsend		E.C.
		Town Clerk		Title

William Law Book Co., Rochester, N. Y. 14609

**Memo** FROM: P. V. Cuomo P.E. Planning Board Engineer  
TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Henry Van Leeuwen

Planning Board Chairman

DATE: April 26, 1983

SUBJECT: New Wave Spas Inc/

—FOLD HERE—

I have received subjects sit and plans with the following results.

1. Parking--27 spaces provided according to Town ordinance. There is additional area available if required in future.
2. Drainage--ask for easement
3. Water--more than adequate (surrounded by water pipes)
4. Sewage--Town has to provide sewer tap and pump for applicant.

83-50

by

Paul V. Cuomo



SPA DEVELOPMENT COMPANY

R.D. BOX 199  
WALDEN, NY 12586

1011

April 27 1983

50-174  
219

PAY  
TO THE  
ORDER OF

Town of New Windsor  
Forty and

\$ 40<sup>00</sup>

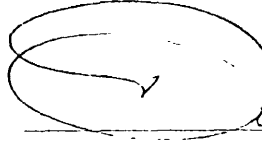
DOLLARS

385 BROADWAY OFFICE

Highland National Bank  
OF NEWBURGH  
NEWBURGH, N.Y. 12570

FOR

Engineering fees



*[Signature]*

⑆021901748⑆ ⑈001 0512 0⑈0⑆

Rec'd 4/28/83  
R. Laverdy

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

83-50 (This is a two-sided form)

Date Received 4/83  
Meeting Date 4/13/83  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project New Wave Spa Center
2. Name of applicant New Wave Spa Systems, Inc. Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Michael L. & Carolyn S. Faddis Phone 518-784-4543  
Address R.D. 1, Box 279, Valatie, New York 12184  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan Vincent J. Dore Phone 561-1170  
Address 15 New Road Newburgh N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Gary Galati Phone 561-6400  
Address 27 West Street, Newburgh, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: ~~On the~~ At the intersection of Valgate Hwy. Rd.  
(Street)  
with Old Temple Hill Rd. and the intersection of Old Temple  
(direction)  
Hill Road with Temple Hill Road  
(Street)
7. Acreage of parcel 33,105.9 Sq. Ft. or
8. Zoning district Zone C
9. Tax map designation: Section 71 Block 1 Lot N 64
10. This application is for the use and construction of a Spa Center
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? Yes If so, list case No. and Name Case # 83-2  
Faddis / New Wave Spas, Inc.
12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

FOR OFFICE USE ONLY:

Schedule \_\_\_\_\_ Column \_\_\_\_\_ Number \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

30th day of March, 1983 Michael J. Shames & P.  
Applicant's Signature  
Jean Ann Rowe  
Notary Public  
JEAN ANN ROWE  
NOTARY PUBLIC, State of New York  
No. 4613366  
Qualified in Orange County  
Commission expires March 30, 1985  
Partner  
Title

#### OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }  
STATE OF NEW YORK } SS.:

\_\_\_\_\_ being duly sworn, deposes and says that he resides  
\_\_\_\_\_ in the  
\_\_\_\_\_ (Owner's Address)  
county of Orange and State of New York  
and that he is (the owner in fee) of Partnership of the NEW WAVE SPA  
Contract (Official Title) SYSTEMS, INC.  
~~Corporation~~ which is the owner in fee of the premises described in the foregoing application  
and that he has authorized Vincent J. Dole Associates to make the foregoing application for special use approval as described herein.

Sworn before me this.


30th day of March, 1983 Michael J. Shames & P.  
(Owner's Signature)  
Jean Ann Rowe  
Notary Public  
JEAN ANN ROWE  
NOTARY PUBLIC, State of New York  
No. 4613366  
Qualified in Orange County  
Commission expires March 30, 1985

Affidavit Of Ownership

I hereby certify that the parcel of property, for which the site plan accompanying herewith has been prepared, is owned by Michael L. and Carolyn S. Faddis by deed dated Sept. 25, 1979, filed in the Office of the Orange County Clerk as Liber 2146 Page 431, October 18, 1979. Said parcel is now under contract of sale to New Wave Spa Systems, Inc. by contract dated January 19, 1983.

March 30, 1983

  
Vincent J. Dole  
P.L.S. Lic. No. 044604

  
Notary Public

JEAN ANN ROWE  
NOTARY PUBLIC, State of New York  
No. 4613366  
Qualified in Orange County  
Commission expires March 30, 1985



Louis Heimbach  
County Executive

*received  
3/14/83  
ph.*

**Department of Planning  
& Economic Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

March 10, 1983

Mr. Henry VanLeeuwen, Chairman  
Town of New Windsor Planning Board  
Town Hall  
New Windsor, New York

Re: Site Plan New Wave Spas  
Old Temple Hill Rd.

Dear Mr. VanLeeuwen:

We have reviewed the above application in accordance with the provisions of Section 239, 1 and m, Article 12-b of the General Municipal Law of the State of New York.

We hereby grant our approval.

Very truly yours,

*Peter Garrison*

Peter Garrison, Commissioner  
Dept. of Planning & Economic Development

Reviewed by

*Joel Shaw*  
Joel Shaw

Senior Planner

PG/rk  
Enc.

NEW WINDSOR ZONING BOARD OF APPEALS  
Regular Session  
March 14, 1983

MEMBERS PRESENT: Richard Fenwick, Chairman  
Dan Konkol, V. Chairman  
Vincent Bivona  
Jack Babcock  
James Nugent  
Joseph Skopin  
John Pagano

MEMBERS ABSENT: NONE

ALSO PRESENT: Andrew S. Krieger, Esq.  
Attorney for Board  
Patricia Delio, Secretary

The March 14, 1983rd session of the Zoning Board of Appeals was called to order at 7:30 p.m. Secretary called the roll.

Motion followed by Jack Babcock, seconded by Dan Konkol to accept the minutes of the February 28, 1983 meeting as written.

ROLL CALL: Mr. Pagano - Yes  
Mr. Bivona - Yes  
Mr. Babcock - Yes  
Mr. Nugent - Yes  
Mr. Skopin - Yes  
Mr. Konkol - Yes  
Mr. Fenwick - Yes

Motion carried 7-0. Minutes approved.

\* \* \* \* \*

PRELIMINARY MEETING:

INTERCITY TIRE AND AUTOMOTIVE of Route 94 (Waldbaum's complex), New Windsor, N. Y., was the first prelim. meeting with Mr. John Friscia of Ramapo Sign Service in attendance. A Notice of Disapproval of Building Permit Application dated February 3, 1983 was issued by the Building Inspector which stated that a variance for a sign was required at the site on Temple Hill Road. Also, setback requirements would have to be met.

Mr. Friscia stated that the sign was proposed for the Marine Midland side of the parking lot and would be free-standing in nature.

After some discussion, matter was tabled to the next meeting in order that information regarding BASICS sign variance be pulled and examined by Board members. Secretary to research file in Town Clerk's Office.

March 14, 1983

\* \* \* \* \*

PRELIMINARY MEETING:

Elizabeth Marullo, 10 Blanche Avenue, New Windsor, New York (R-4 zone), appeared before the Zoning Board of Appeals with a Notice of Disapproval of Building Permit Application which was issued by the Building Inspector. Mrs. Marullo is requesting a use variance for a beauty shop in her home at the above location.

Mrs. Marullo stated that she would like to use her playroom or the front portion of her home for a beauty shop; that a beauty shop was previously operated at this location for 8 years. She stated that she has plenty of parking. Also, her son would be working with her.

Motion to schedule a public hearing was made by James Nugent, seconded by John Pagano, upon the return of the completed paperwork.

ROLL CALL: Mr. Pagano - Yes  
 Mr. Bivona - Yes  
 Mr. Babcock - Yes  
 Mr. Nugent - Yes  
 Mr. Skopin - Yes  
 Mr. Konkol - Yes  
 Mr. Fenwick - Yes

Motion carried 7-0.

\* \* \* \* \*

COLA, HUGO and DOLORES - Public Hearing was held on January 24, 1983 and was adjourned to this date due to the fact that the New Windsor ZBA had no jurisdiction in this matter. Should have been brought before Cornwall ZBA. Since there was no further correspondence from Steven Schechtman, Esq., Cola's attorney, Chairman Richard Fenwick declared the public hearing closed at this time. Chairman instructed secretary to file same with Town Clerk, including fee in sum of \$25.00.

\* \* \* \* \*

Next matter on agenda: FORMAL DECISION - ALBANY SAVINGS BANK. Motion was made by Vincent Bivona, seconded by John Pagano to accept the formal decision as written in the matter of the Application of ALBANY SAVINGS BANK for sign variance.

ROLL CALL: Mr. Pagano - Yes      Mr. Skopin - Yes  
 Mr. Bivona - Yes      Mr. Konkol - Yes  
 Mr. Babcock - Yes      Mr. Fenwick - Yes  
 Mr. Nugent - Yes

Motion carried 7-0. Formal decision attached hereto

March 14, 1983

and made a part of the minutes hereof.

\* \* \* \* \*

Member Babcock brought to the Board's attention the fact that the formal decision regarding the application for use variance of ANTON & LUCIA CECH did not include the statement that the variance was granted upon condition of "OWNER OCCUPANCY ONLY". Secretary instructed to draft an Amended Decision Granting Variance to be acted upon at the next meeting and to forward a copy to CECH's attorney.

\* \* \* \* \*

PUBLIC HEARING on Application of FADDIS and NEW WAVE SPAS, INC. for area variances to construct a spa center to be located at Old Temple Hill Road in a C (designed/shopping center) zone.

Applications, proof of publication, list from Town Assessor containing 46 names and addresses of adjacent property owners, 43 return receipt cards, check in the sum of \$50.00 were all presented to the Secretary by Vincent J. Doce of VINCENT J. DOCE ASSOCIATES, architect for project.

Mr. Doce presented two site plans to the Board. Both were very similar to one another. The application was for a spa center containing hot tubs on the main floor with exercise equipment in the basement. Variances required: 6,894 ft. lot area; 46 ft. lot width and 13' 4" Building height.

There was one spectator present: Mr. Fredric Huff who was present representing the Vails Gate Homeowners Assoc. He stated that the Homeowners Assoc. did not have any objections to the application of New Wave Spas, Inc. Also, Mr. Doce reported the receipt of a phone call from Mr. Mike Quick, an adjacent resident, who stated that he did not object to the application.

Also present were the principles of the corporation: Michael Shramek, William K. Noble, William McNair, Frank Brand and Dan Kooperman. Jeff Crossley, builder, was also present.

Public Hearing was recorded on Tapes #109 and 110 on file in Secretary's office.

After the close of the public hearing, motion was made by Jack Babcock, seconded by James Nugent, to grant the area variances: 6,894 ft. lot area; 46 ft. lot width and 13' 4" for building height, and also the following restrictions: Hours of operation 6 a.m. to midnight; no alcoholic beverages served on premises; in accordance with plans submitted with application and dated 2/8/83 and revised 3/10/83.

ROLL CALL:	Mr. Pagano	- Yes	Mr. Skopin	- Yes
	Mr. Bivona	- Yes	Mr. Konkol	- Yes
	Mr. Babcock	- Yes	Mr. Fenwick	- Yes
	Mr. Nugent	- Yes		



March 14, 1983

Motion carried 7-0. Formal decision will be drafted at a later date and acted upon at an upcoming meeting of the Board.

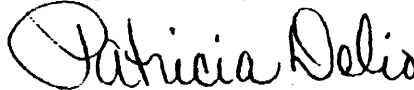
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Secretary reminded Board members that there will be a Preliminary Meeting to be held on Wednesday evening, March 30, 1983 regarding the amendments to Zoning Local Law (proposed).

\* \* \* \* \*

Since there was no further business to be brought before the Board, motion followed by John Pagano, seconded by Joseph Skopin to adjourn. Motion carried, all ayes. Meeting adjourned.

Respectfully submitted,



PATRICIA DELIO, Secretary

NEW WINDSOR ZONING BOARD OF APPEALS

-----x  
In the Matter of the Application of

ALBANY SAVINGS BANK,

DECISION GRANTING  
VARIANCE

# 83-4 .  
-----x

WHEREAS, ALBANY SAVINGS BANK of 94 Broadway, Newburgh,  
New York, ha s made application before the

Zoning Board of Appeals for sign variance for the purposes of:  
located at Old Temple Hill Road, New Windsor, NY.,  
construction of automatic teller facility with passport logo to be /

and

WHEREAS, a public hearing was held on the 28th day of  
February, 19 83 before the Zoning Board of Appeals at the Town Hall,  
New Windsor, New York; and

WHEREAS, the applicant appeared by its agent and President,  
Fred Wygant, 94 Broadway, Newburgh, N. Y.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New  
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The evidence shows: in order to identify automatic teller facility, a sign is needed which will signify the 24 hour passport logo
3. The evidence shows the sign is not excessive when considering all other signs already on display in the "C" zone

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a sign variance of 202 sq. ft.  
in accordance with plans submitted at the public hearing.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: March 14, 1983.

J. Richard Jenarick  
Chairman

INTER-OFFICE CORRESPONDENCE

Planning Bd.  
received 2/28/83

TO: TOWN PLANNING BOARD ✓  
ORANGE COUNTY PLANNING DEPT.

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA

DATE: February 28, 1983

Please be advised that there is one (1) public hearing scheduled to be heard before the New Windsor Zoning Board of Appeals on the evening of March 14, 1983 as follows:

Application of FADDIS, MICHAEL & CAROLINE  
and NEW WAVE SPAS, INC.

I have attached hereto copies of the pertinent application together with the public hearing notice which will be published in The Sentinel.

Patricia Delio, Secretary  
NEW WINDSOR ZONING BOARD OF APPEALS

/pd  
Attachments (2)

cc: Town Building Inspector Kennedy  
Orange County Planning Department

TPB.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 83-2

Date: 2/23/83

I. Applicant Information:

- (a) Michael L. & Carolyn S. Faddis, VALATIE N.Y. 518-784-4543  
(Name, address and phone of Applicant) (Owner)
- (b)\* New Wave Spas, Inc. 122 S. Robinson Ave. Newburgh, N.Y. 562-4267  
(Name, address and phone of purchaser or lessee)
- (c) Gary Galati, 27 West St. Newburgh, N.Y. 561-6400  
(Name, address and phone of attorney)
- (d) Lease Real Estate 313 Broadway Newburgh, N.Y. 565-2800  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) C OLD TEMPLE HILL ROAD 741-64 33,105.9 S.F.  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-5 & PI
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 9-25-79
- (e) Has property been subdivided previously? No When? —
- (f) Has property been subject of variance or special permit previously? No When? —
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section —, Table of — Regs., Col. —, to allow:  
(Describe proposal) —

\* AND SPA DEVELOPMENT COMPANY  
P.O. Box 199  
WALTON, N.Y., 12586

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 4, 5, 8, 10.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>40,000 S.F.</u>	<u>33,105.95 S.F.</u>	<u>6874.1 S.F.</u>
Min. Lot Width <u>200'</u>	<u>154'±</u>	<u>46'±</u>
Reqd. Front Yd. <u>60'</u>	<u>60'</u>	<u>—</u>
Reqd. Side Yd. <u>30/70</u>	<u>70 / OVER 70'</u>	<u>— / —</u>
Reqd. Rear Yd. <u>30'</u>	<u>20'</u>	<u>SEE 348-15B WAIVER</u>
Reqd. Street Frontage*	<u>—</u>	<u>—</u>
Max. Bldg. Hgt. <u>41m / 135' ± = 80" 168"</u>	<u>—</u>	<u>88" (DEPENDS UPON 348-15B WAIVER)</u>
Min. Floor Area*	<u>—</u>	<u>—</u>
Dev. Coverage* <u>— %</u>	<u>— %</u>	<u>— %</u>
Floor Area Ratio** <u>.5</u>	<u>.13</u>	<u>—</u>

\* Residential Districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

LOT AREA - WE OWN ONLY 33,105.95 S.F. - WE ARE BOUNDED BY ROADS, R.R. PROPERTY, & TOWN PROPERTY.  
LOT WIDTH - WE OWN ONLY 154' WIDTH ± - BOUNDED BY ROAD & R.R. PROPERTY.  
BUILDING HEIGHT - WE ARE USING A 20' REAR YARD DUE TO WAIVER (348-15B). THIS MAY NECESSITATE HEIGHT VARIANCE EFFORTS - PURCHASE OF ADDITIONAL PROPERTY FROM TOWN OR RAILROAD IS ALMOST NOT POSSIBLE.

- VI. Sign Variance: (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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✓VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping; curbs, lighting, paving; fencing, screening, sign limitations, utilities; drainage.)

1. VARIANCE IS IN NATURE OF AREA, NOT USE.  
2. PROPOSED USE IS CLEAN & DESIRABLE.  
3. " BUILDING IS EXTREMELY ATTRACTIVE  
4. SITE WORK INCLUDES AMPLE PAVING, LANDSCAPING,  
UTILITIES, & DRAINAGE.  
5. EXISTING & PROPOSED CHARACTER OF NEIGHBORHOOD  
IS BUSINESS. THIS APPLICATION FITS WELL, AND  
NATURE OF BUSINESS & SITE PLAN ACTS AS BUFFER  
TO R-5 AREAS TO NORTHEAST.

IX. Attachments required:

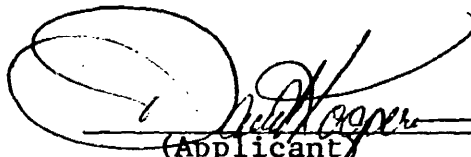
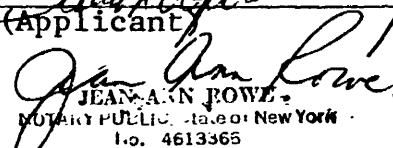
- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- ✓ Copy of contract of sale, lease or franchise agreement.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ✓ Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$ \_\_\_\_\_ payable to TOWN OF NEW WINDSOR.
- ✓ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date FEBRUARY, 1983

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

  
(Applicant)   
JEAN ANN ROWE  
NOTARY PUBLIC, State of New York  
No. 4613365  
Qualified in Orange County  
Commission expires March 30, 1983

Sworn to before me this

28 day of FEBRUARY, 1983.

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_.
- (b) Variance is \_\_\_\_\_.
- Special Permit is \_\_\_\_\_.
- (c) Conditions and safeguards: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.



PLEASE PUBLISH AS SOON AS POSSIBLE. SEND BILL TO: Vincent Doce Assocs.  
15 New Road  
Newburgh, N.Y. 12550

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-34A of the  
Zoning Ordinance on the following proposition:

Appeal No. 2

Request of MICHAEL L. & CAROLYN S. FADDIS

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Ordinance to

permit a spa center on 33,105.9 S.F. of  
property in a C Zone, said parcel having a  
width of 145'±, proposing an 18 foot high±  
building,  
being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-12, BULK REGULATIONS

for property situated as follows:

TAX PARCEL SECTION 71 BLOCK 1

LOT 64, LOCATED AT INTERSECTION

OF VAIL'S GATE DRIVE AND TEMPLE HILL ROAD  
AND OLD TEMPLE HILL ROAD.

SAID HEARING will take place on the 14<sup>th</sup> day of

MARCH, 1983, at the New Windsor Town Hall,

555 Union Avenue, New Windsor, N. Y. beginning at

7:30 o'clock P. M.

RICHARD FENWICK

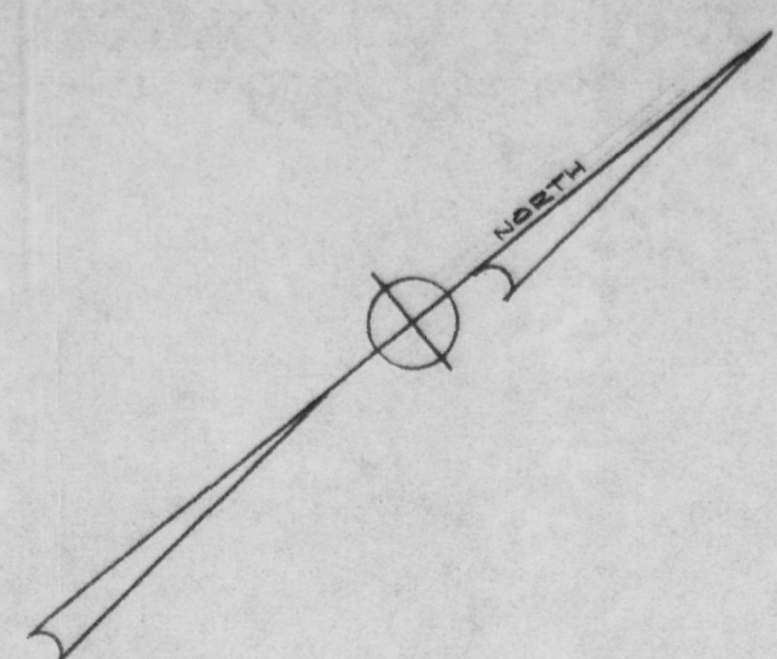
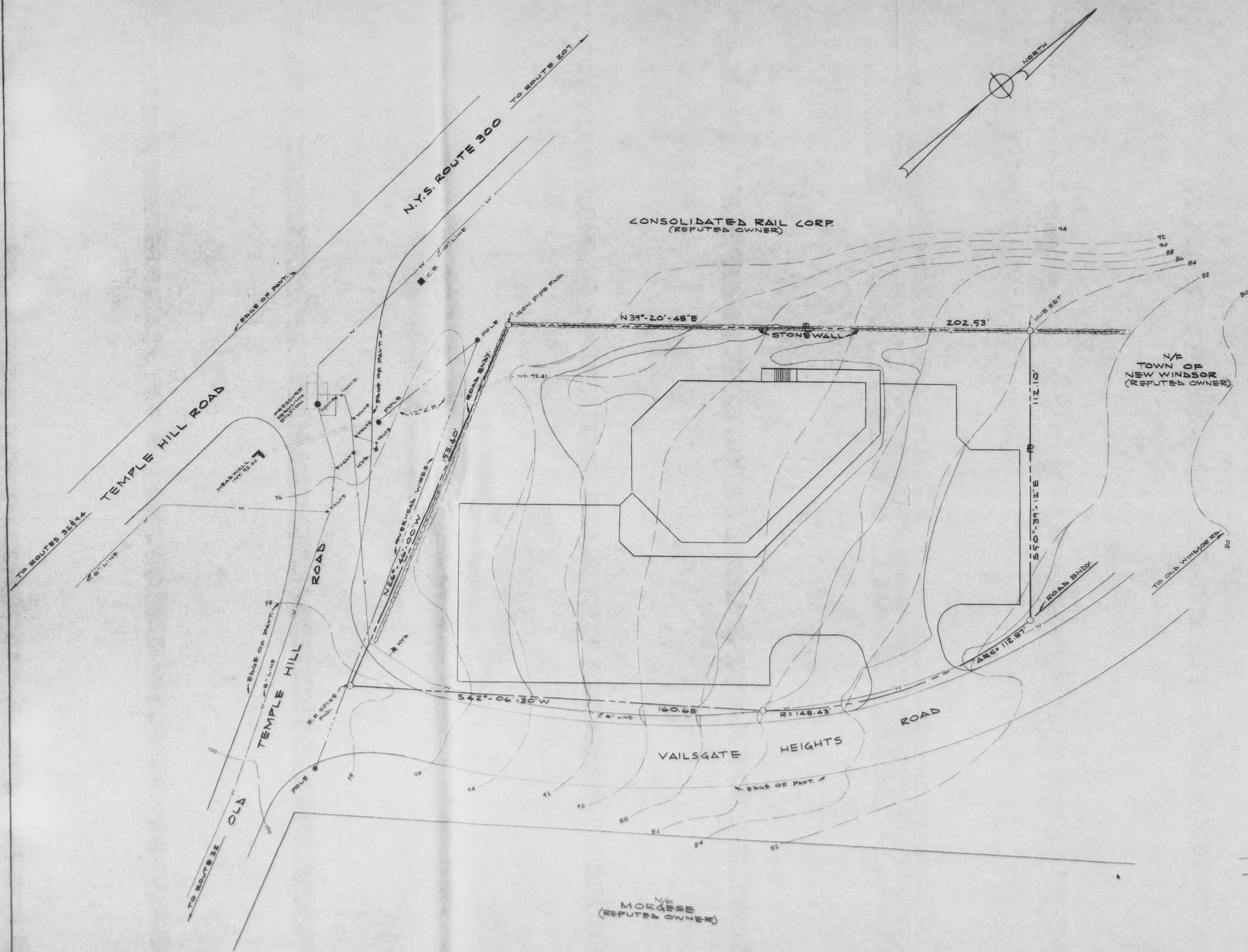
Chairman

By: Patricia Delio, Secretary









- NOTES: 1. HYDRANTS & VALVES LOCATED BY FIELD SURVEY  
 2. WATER LINE LOCATIONS & SIZES AS PER DATA SUPPLIED BY THE TOWN ENGINEER'S OFFICE AND TO BE FURTHER VERIFIED.  
 3. PROPOSED CONTOURS BY OTHERS  
 4. SEWER LINE TO SITE AND NECESSARY PUMPING STATION TO BE INSTALLED BY THE TOWN OF NEW WINDSOR. PLANS, SPECIFICATIONS, ETC. TO BE PROVIDED BY TOWN ENGINEER.

EXISTING CONTOURS  
 PROPOSED CONTOURS

BOUNDARY & TOPOGRAPHICAL PLAN  
 LANDS OF  
**MICHAEL L. & CAROLYN S. FADDIS**  
 OLD TEMPLE HILL RD. TOWN OF NEW WINDSOR  
 ORANGE CO. NEW YORK  
 FOR  
**NEW WAVE SPAS, INC.**  
**VINCENT J. DOLE ASSOCIATES**  
 15 NEW ROAD NEWBURGH, N.Y.  
 DRAWN BY: J.R. CHECKED BY: P.D.  
 DATE: 2-8-83 SCALE: 1" = 20'

